



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7213

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 9294 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Pit all waters

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

South of Sarlat, 2 minutes from a village with all shops, 18th century Périgord house renovated in 2022 of approximately 189 m², 4 bedrooms including 2 on one level, partial basement with double garage, swimming pool.

189 m² living

9 294 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

696 800 €

Agency fees: 4 % VAT included*

Price without fees: 670 000 €

*The agency fees are entirely at the cost of the purchaser



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Old Périgourdine house composed on the garden level, a living room of 27 m² with old character fireplace, living room of approximately 30 m² with open fitted kitchen and office space, pantry/laundry room of 5.5 m², bedroom of 17 m² with its bathroom of 3.43 m² with toilet, bedroom of 17 m² with dressing area of 5.69 m² (possibility of transforming into a bathroom).

Upstairs, bedroom of 21 m² with its dressing room of 5.86 m², and bathroom of 9.5 m² with bathtub, shower and toilet, bedroom of 14.45 m² with its bathroom of 11.55 m² with toilet.

Partial basement of 80 m² accessible from inside the house, consisting of a double garage, a boiler room area and a cellar.

Sanitation compliant with 2021 - oil heating with boiler from 2023 - double-glazed joinery

Adjoining land of 9294 m² enclosed - 10x5 m chlorine swimming pool with diving pit

